

# **Brownfields Assessment Demonstration Pilot**

## ***Lockland, OH***

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 200 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### **BACKGROUND**

EPA has selected the Village of Lockland for a Brownfields Pilot. Lockland (population 4,357) is an urban community located along the I-75 corridor in southwestern Ohio. Over 25 percent of its residents are minorities, and the village has a poverty rate of almost 17 percent. An industrial center founded in 1794 at the locks of the Miami-Erie Canal, Lockland was hard-hit when a number of its largest employers closed their doors in the early 1990s, leaving behind antiquated buildings and eliminating 2,000 jobs—40 percent of the village's workforce. This created a 30 percent drop in property value and reduced tax revenues by more than 40 percent. The end result was that 95 percent of Lockland's industrial land—over 200 acres—became brownfields. These brownfields are concentrated within seven areas in the village.

The Pilot will address five former industrial sites—American Tissue Mills, Celotex I, Celotex II, Mill Creek Sports and Commerce Park, and the Stearns Complex—and one larger 40-acre area called Shepherd Drive. For more than 100 years, these sites were used for heavy industrial purposes, including a paper mill, a landfill for an asbestos shingle manufacturing facility, and chemical manufacturers. On most sites, massive, multi-story buildings remain. All of the sites are environmentally contaminated or suspected of being contaminated.

### **PILOT SNAPSHOT**



*Lockland, Ohio*

**Date of Announcement:**  
March 1999

**Amount:** \$200,000

**Profile:** The Pilot targets five former industrial sites and one larger 40-acre area to improve the village's quality of life and encourage new business investment.

#### **Contacts:**

Community Development  
Authority  
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Regional Brownfields Team  
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(312) 353-3161

Visit the EPA Region 5 Brownfields web site at:  
<http://www.epa.gov/R5Brownfields/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

## OBJECTIVES

The Village of Lockland's primary objective is to revitalize the community. By encouraging the redevelopment of local brownfields, retaining and encouraging the growth of existing businesses, and encouraging public/private partnerships to spur redevelopment, the village will restore the local tax base and improve housing, transportation, and overall quality of life. As a key part of this strategy, the Pilot will focus on six of Lockland's major brownfields areas. The Pilot will encourage the redevelopment of five targeted sites and one targeted area by performing assessments consistent with the Ohio Voluntary Action Program (VAP). In addition, the Pilot will work to secure additional financing for cleanup and redevelopment activities through the use of state grants, tax incentives, private funds, and other resources.

## ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Conducting environmental assessments at five targeted sites and one 40-acre area;
- Preparing cleanup and redevelopment plans for the targeted sites and 40-acre area;
- Leveraging additional public and private funds for cleanup and redevelopment;
- Publishing and distributing a quarterly newsletter highlighting Pilot activities; and
- Establishing a public outreach program with three components: 1) providing information on Pilot activities to community residents; 2) encouraging owners of smaller properties in the village to participate in the Ohio VAP; and 3) convening a special focus group of property owners in the Shepherd Drive targeted area to collect existing environmental data and develop cleanup plans.

*The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.*